

378 White Spruce Blvd. Brighton, NY 14623

Tax I.D. # 262000-149-09-0001-005-104

Office Condo - Class B

Lease: Modified Gross

\$4.95 SF + NNN = \$8.89 SF/Yr

No. of Office's

1

Lot Size / Acres - Zoned Commercial

0.12

Parking Spaces

10+

Year Built

1985

Assessed Value

\$ 130,000.00

Selling Price

\$ 160,000.00

Down Payment

\$ 40,000.00

Purchase Money Mtg

Mtg Amount

\$ 120,000.00

Owned Since: 9/2016

Square feet

1st floor: 1,267, lower: 800, gross: 2,067

Monthly Rents by Office	Mo. Rent	Annual	Description
0	\$ 1,000.00	\$ -	Projected Income

Potential Gross Income

\$ -

6% Vacancy Rate

\$ -

Gross Income

\$ -

Operating expenses - Mgt Fee

279.94 \$ 3,359.28

Taxes

\$ 4,620.00

Total Expenses

\$ 7,979.28

NOI

\$ (7,979.28)

Mortgage 6% 20 Yrs. Mo/Annual

\$ 860.40 \$ 10,324.80

Purchase Money Mtg. 6% 20 yrs. Mo/Annual

\$ - \$ -

Before Tax Cash Flow

\$ (18,304.08)

Equity Dividend Rate (Cash-on Cash)

-45.76% 3% to 15%

Loan-to-Value

75.00% 60% to 90%

Debt Coverage Ratio

-0.7728 1.2 Minimum

Operating Expense Ratio

#DIV/0! S/B <60%

Cash Break-Even

#DIV/0! Occupancy

Cap Rate

-4.99%

Present Monthly Expenses

Renter's Insurance	\$ -
Snow Plowing	inclusive of Mgt Fee
Lawn	inclusive of Mgt Fee
Heat	paid by tenant
Electric	paid by tenant
Water	paid by tenant
Refuge	inclusive of Mgt Fee
Potential Replacement - 3%	\$ -
Potential Maintenance - 8%	\$ -
Management Fee	\$ 279.94
Total Expenses	\$ 279.94